

5985 RAWLS CHURCH RD.
FUQUAY VARINA, NC 27526



HENION HAROLD C N JR HENION MORGOT L H

5985 RAWLS CHURCH RD FUQUAY
VARINA NC 27526
1500050429

Returned: 1014057

Parcel ID: 08-0654- - -0118-

PLAT: / UNIQ ID 256131
ID NO: 0654-18-9748.000

SPLIT FROM ID

COUNTY WIDE ADVALOREM TAX (100), NORTHWEST
HARNETT (100), SOLID WASTE FEE SOLID WASTE (1)
2.07 ACRES O C SNIPES

CARD NO. 1 of 1
2.0700 AC
TW-08 CI- FR-

1.8400 AC

SRC= Owner

Reval Year: 2022 Tax Year: 2023

Appraised By 00 on 01/01/2022 00800A U 401 N, CHRISTIAN LIGHT RD, SPENCE MILL RD

EX- AT- LAST ACTION 20220705

USE	USE DESCRIPTION	MOD	MODEL DESCRIPTION	STYLE	TOTAL LIVING AREA	AYB	EYB
50	RURAL HOME SITE	01	SINGLE FAMILY RESIDENTIAL	5 - Ranch w/ basement	3,130	1972	1972

CORRELATION OF VALUE	
CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	185,610
DEPR. OB/XF VALUE - CARD	14,100
MARKET LAND VALUE - CARD	87,570
TOTAL MARKET VALUE - CARD	287,280

CATEGORY	CODE	DESCRIPTION	BASE RATE	COUNT	RATE
Bathrooms				2.000	6000.00
Half-Bathrooms				1.000	2000.00
Bedrooms				3.000	
Foundation	3	Continuous Footing			0.00
Sub Floor System	4	Plywood			0.00
Exterior Walls	21	Face Brick			2.20
Roofing Structure	03	Gable			0.00
Roofing Cover	03	Asphalt or Composition Shingle			0.00
Interior Wall Construction	5	Drywall/Sheetrock			0.00
Interior Floor Cover	08	Sheet Vinyl			0.00
Heating Fuel	04	Electric			0.00
Heating Type	10	Heat Pump			3.80
Air Conditioning Type	03	Central			3.70

TOTAL APPRAISED VALUE - CARD	287,280
TOTAL APPRAISED VALUE - PARCEL	287,280
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL \$	287,280

PRIOR APPRAISAL		PERMIT	
BUILDING VALUE	104,920	CODE	DATE NO.
OBXF VALUE	6,000		
LAND VALUE	27,490		
PRESENT USE VALUE	0		
DEFERRED VALUE	0	ROUT: WTRSHD:	
TOTAL VALUE	138,410		

SALES DATA							
OFF. RECORD	DATE	DEED	INDICATE				
BOOK PAGE	MO YR	TYPE	Q/U	V/I	SALES PRICE		
02740 0726	5 2010	WD	G	I	150,000		
00764 0844	1 1984	WD	Q	I	89,000		

ATTACHMENTS					DEPRECIATION		NB FACTOR	
TYPE	GS AREA	BASE RATE	SIZE FACTOR	RPL CS	NORM			
BAS	400	121.70	0.8000	38944		0.31000	1.15000	
BAS	1,165	121.70	0.8000	119825				
FBM*	400	71.90	0.8000	23008				
FCP	437	18.90	0.9800	8094				
FEP	360	47.15	0.9600	16295				
STP	38	15.40	1.0000	585				
UST	60	22.50	1.1000	1485				
WDD	270	16.70	0.9800	4419				

NOTES	
HEATED AREA 1,965	
JOINS JUDD SENTER	
WDD=FOP FOR 96	
0002	

BUILDING ADJUSTMENTS		
GRADE	C+	

CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
07	POOL/CON		32	20	640	35.00	100.00	-	0.98	1979	1979	S1		50	9330
02	GARAGE		12	20	240	21.00	0.00	-	1.06	2018	2018	S3		90	4087
89	APRON		10	32	320	3.50	0.00	-	1.02	2018	2018	S1		70	680

TOTAL OB/XF VALUE		14097
BLDG DIMENSIONS	BAS=N2EW6N25W54S6E13S19E11S2E15N2E5S2E16Area:1165;FEP=N18E20S18W20Area:360;WDD=N18E15S18W15Area:270;UST=W10N6E10S6Area:60;FCP=W23N19E23S19Area:437;STP=S4W7N4E1N2E5S2E1Area:38;BAS=N25W16S25E16Area:400;FBM=Area:400;TotalArea:3130	

LAND INFORMATION																		
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES	
RURAL	5010	RA-40			1.0000	0	1.0000			72,000.00	1.000	AC	1.000	72,000.00	72000			
WOOD I	6113	RA-40			1.0300	0	1.0000			18,000.00	0.840	AC	1.030	18,540.00	15574			
TOTAL MARKET LAND DATA											1.84							
TOTAL PRESENT USE DATA																87574		

